MINUTES OF FAIRFAX COUNTY PLANNING COMMISSION THURSDAY, MARCH 17, 2005

UNAPPROVED MARCH 24, 2005

PRESENT: Walter L. Alcorn, Commissioner At-Large

John R. Byers, Mount Vernon District Frank A. de la Fe, Hunter Mill District

Janet R. Hall, Mason District

Suzanne F. Harsel, Braddock District James R. Hart, Commissioner At-Large Nancy Hopkins, Dranesville District Kenneth A. Lawrence, Providence District

Rodney L. Lusk, Lee District

Peter F. Murphy, Jr., Springfield District

ABSENT: Ronald W. Koch, Sully District

Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

SE 2004-DR-031 - RIVER BEND GOLF AND COUNTRY CLUB, INC. (Decision Only) (The public hearing on this application was held on February 23, 2005. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-DR-031, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED MARCH 17, 2005.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Hopkins MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG ALL PROPERTY BOUNDARIES.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Hopkins MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 9-528 OF THE ZONING ORDINANCE TO PERMIT AN EXISTING MAINTENANCE BUILDING TO REMAIN WITHIN 50 FEET OF THE PROPERTY BOUNDARY.

Commissioners Byers and de la Fe seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISIONS ONLY FOR SE 2003-LE-028, SE 2003-LE-029, AND SE 2003-LE-031 TO A DATE CERTAIN OF APRIL 20, 2005.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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Commissioner Hart MOVED THAT WE FURTHER DEFER THE DECISION ONLY ON THE PUBLIC FACILITIES MANUAL AMENDMENTS FOR PARKING SPACES, CASH DEPOSITS AND DRAINAGE DIVIDES TO A DATE CERTAIN OF MARCH 23, 2005 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioners Alcorn, Byers, de la Fe, Hall, Hopkins, Lawrence, Lusk, and Murphy seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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FSA-H98-14-2 - CINGULAR WIRELESS, 2455 Fox Mill Road

Without objection, Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "CONSENT AGENDA ITEM" FOR FSA-H98-14-2, CINGULAR WIRELESS, 2455 FOX MILL ROAD.

The motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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<u>S04-III-FC1 - OUT-OF-TURN PLAN AMENDMENT</u> (Decision Only)

(The public hearing on this application was held on March 3, 2005. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Murphy MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE OUT-OF-TURN PLAN AMENDMENT LANGUAGE FOR S04-III-FC1, AS CONTAINED IN THE MEMORANDUM RECEIVED TONIGHT DATED MARCH 17, 2005.

Commissioners de la Fe, Hart, Hopkins, and Lusk seconded the motion which carried by a vote of 8-0-1 with Commissioner Hall abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

MARCH 6, 2003	MARCH 20, 2003
MARCH 12, 2003	MARCH 26, 2003
MARCH 13, 2003	MARCH 27, 2003
MARCH 19, 2003	

Commissioner de la Fe seconded the motion which carried by a vote of 5-0-4 with Commissioners Hart, Hopkins, Lawrence, and Lusk abstaining; Commissioner Alcorn not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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Commissioner Harsel noted that the Schools Committee would meet at 7:30 p.m. on Wednesday, March 23, 2005 and would be briefed by a member of the County Attorney's Office on the new proffer laws enacted by the State.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

- 1. 2232-Y04-18 NORTHERN VIRGINIA ELECTRIC COOPERATIVE SE 2004-SU-039 NORTHERN VIRGINIA ELECTRIC COOPERATIVE
- 2. RZ 2004-LE-026/FDP 2004-LE-026 JCE, INC.
- 3. RZ 2004-PR-033 VINTAGE CREST, LC PCA 93-P-016 VINTAGE CREST, LC
- 4. SEA 87-V-106-02 OURISMAN DODGE, INC.

5. FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP)

This order was accepted without objection.

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2232-Y04-18 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE -

Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit an electric substation. Located at 6309 Bull Run Post Office Rd. on approx. 15,600 sq. ft. of land zoned R-C and WS. Tax Map 52-2 ((1)) 11A pt. (Concurrent with SE 2004-SU-039.) SULLY DISTRICT.

SE 2004-SU-039 - NORTHERN VIRGINIA ELECTRIC COOPERATIVE

- Appl. under Sect(s). 3-0C04 of the Zoning Ordinance to permit an electric substation. Located at 6309 Bull Run Post Office Road on approx. 15,600 sq. ft. of land zoned R-C and WS. Tax Map 52-2 ((1)) 11A pt. (Concurrent with 2232-Y04-18.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Sarah E. Hall, Esquire, with Blankingship & Keith, PC, reaffirmed the affidavit dated February 14, 2005. Commissioner Hart disclosed that his law firm had a pending case with Ms. Hall's law firm but there was no financial relationship and it would not affect his ability to participate in this case.

Kristen Crookshank, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that although alternative locations had been investigated, none was found to be more suitable than the proposed site and recommended approval of the applications.

Ms. Hall said that the application was an expansion of the existing substation which served the Dominion Cove Point gas compression facility. She noted the applicant had met with and had the support of the West Fairfax County Citizens Association Land Use Committee, and said that they had requested a change to the species of plants designated on the plan and that she would forward this information to the applicant. Ms. Hall added that the Development Conditions dated March 15, 2005 were acceptable.

In response to a question from Commissioner Hart, Ms. Hall said that Northern Virginia Electric Cooperative (NOVEC) planned to sell their Pleasant Valley Road site and use this location for the substation instead.

In the temporary absence of Chairman Murphy, Vice Chairman Byers called for speakers from the audience and recited rules for testimony before the Commission.

Joe Madigan, 6204 Sudley Forest Court, Centreville, stated he had concerns with the substation location being in the proposed route of the newly planned tri-county parkway and new residential construction.

In response to questions from Commissioner Hart, Ms. Crookshank said the Fairfax County Department of Transportation had reviewed the Tri-County Parkway corridor issues and that current and future zoning issues had been addressed.

There were no comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hart for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Hart MOVED THAT THE PLANNING COMMISSION FIND THAT THE FACILITY PROPOSED BY 2232-Y04-18 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA* AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2004-SU-039, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED MARCH 15, 2005.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS ON ALL FOUR PROPERTY LINES.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS ON ALL FOUR PROPERTY LINES IN ACCORDANCE WITH THE SPECIAL EXCEPTION PLAT.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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RZ 2004-LE-026/FDP 2004-LE-026 - JCE, INC. - Appls. to rezone from R-3 to PDH-3 to permit residential development at a density of 2.53 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Burgundy Rd. opposite Quaker Ln., between the W. terminus of Hatcher St. and the E. terminus of Tennessee Dr. on approx. 10.66 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 82-2 ((1)) 37. LEE DISTRICT. PUBLIC HEARING.

Lynne J. Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, PC, reaffirmed the affidavit dated December 16, 2004. There were no disclosures by Commission members.

Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Ms. Strobel said the applications proposed construction of 26 single-family detached homes and retention of an existing home on the property as part of the requested rezoning from an R-3 to PDH-3 District and noted this would be compatible with the surrounding communities. She said the applicant had declined to nominate the house for the National Register of Historic Places as requested by staff because of the additional restrictions and costs associated with that but would nominate the house for inclusion on the Fairfax County Inventory of Historic Sites. Ms. Strobel said that 45 percent of the property would remain in open space which exceeded the requirement. She said the applicant had retained a traffic consultant who had analyzed the projected traffic volume and concluded that the proposed development would be below the design threshold in accordance with the requirements of the Public Facilities Manual. She said the proffers addressed the majority of the concerns from staff and the neighboring Burgundy Citizens Association but overall density could not be reduced and still maintain the economic viability of the project. Ms. Strobel said the proffers included traffic calming measures, tree preservation, and contributions to the Fairfax County Park Authority and the Housing Trust Fund. She explained the applicant was opposed to making a school contribution because the rezoning would not increase the permitted density or the number of students generated by by-right development. Ms. Strobel noted that although the contribution to the Park Authority was less than requested by staff, it represented the differential between by-right development and the P-District. Ms. Strobel advised the Commission that the application had the support of staff, the Lee District Land Use and Transportation Advisory Committee, and the Burgundy Woods Homeowners Association.

Commissioner Byers expressed his disappointment with the applicant's contributions for schools and parks.

Commissioner de la Fe commented that the calculations used to determine the number of students generated by the proposed development were incorrect and that the applicant should reconsider making a school contribution.

Commissioner Alcorn stated that the development criteria wording "additional students" was subject to interpretation and suggested that the applicant reevaluate its position on the school proffer.

In response to questions from Commissioner Harsel, Ms. Strobel said that trails provided on site, the contribution to the Park Authority, the retention of the existing house, and tree preservation would result in a better plan than by-right development.

Responding to a question from Commissioner Hart, Ms. Strobel said the applicant would add language clarifying that side lots must maintain a minimum distance of five feet to the property line.

In response to a question from Commissioner Lusk, Ms. Strobel said that although the additional and stricter requirements had been the basis for not pursuing inclusion of the existing house on the National Register of Historic Places, the applicant would reconsider placing it on the Virginia Landmarks Register.

Chairman Murphy called the listed speaker but received no response. He noted that rebuttal was not necessary.

In response to a question from Commissioner Harsel, Ms. Belgin said that parking would be allowed on one side of the proposed 30 foot public streets.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lusk for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/FDP 2004-LE-026, IN THE NAME OF JCE, INC., TO A DATE CERTAIN OF MARCH 23, 2005.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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RZ 2004-PR-033 - VINTAGE CREST, LC - Appl. to rezone from R-1 and R-5 to R-5 to permit residential development at a density of 4.95 dwelling units per acre (du/ac) and waiver of minimum district size. Located in the N.E. quadrant of the intersection of Cedar La. and Hill Top Rd. on approx. 1.62 ac. of land. Comp. Plan Rec: 4-5 du/ac. Tax Map 49-1 ((24)) A pt; 49-1 ((1)) 21 and 22. (Concurrent with PCA 93-P-016.) PROVIDENCE DISTRICT.

PCA 93-P-016 - VINTAGE CREST, LC - Appl. to amend the proffers for RZ 93-P-016 previously approved for residential development to permit reduction in land area from 1.85 ac. to 1.82 ac., a waiver of the minimum district size and increase in density from 4.51 dwelling units per acre to 4.58 dwelling units per acre (du/ac). Located in the N.E. quadrant of the intersection of Cedar La. and Hilltop Rd. on approx. 1.85 ac. of land zoned R-5. Comp. Plan Rec: 4-5 du/ac. Tax Map 49-1 ((24)) A, and 1-9. (Concurrent with RZ 2004-PR-033.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

John Sekas, with Vintage Crest LC, reaffirmed the affidavit dated January 5, 2005. Commissioner Hart disclosed that his law firm, Hart and Horan PC, was involved in a matter that Mr. Sekas had an interest in, and although this entity was not listed on the affidavit and there was no business or financial relationship, he would recuse himself from this case.

Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Sekas said the applicant had worked closely with the Cedar Crossing neighborhood and Providence District Supervisor Linda Smyth's office on the proposed development and a consensus had been reached to build townhouses because more open space would remain. Mr. Sekas noted that as a result of these meetings, the applicant had agreed to expand the existing stormwater detention pond, improve the existing drainage channel, and allow the development to become part of the Cedar Crossing Community Association. He pointed out that although not required, the applicant would install a fence at the request of the Dunn Loring Village Homeowners Association along their boundary line and that either a fence would be provided or a monetary contribution would be made to the Morada Ridge development. Mr. Sekas said the applicant was asking for modifications to the location of the landscaping required by the Zoning Ordinance in order to preserve some of the existing trees along the property line shared by the Morada Ridge subdivision. Mr. Sekas noted that parking would be provided in excess of Ordinance requirements and contributions would be made to the Fairfax Housing Trust Fund, the Park Authority, and Public Schools.

Commissioner Murphy called the first listed speaker.

Joseph Lynch, 8701 Hilltop Road, Vienna, expressed support for the proposed development noting that Proffer Number 7 addressed the existing drainage problem on his property. (A copy of his remarks is in the date file.)

Kristina Harris, Rinker Design Associates, 9300 W. Courthouse Road, Manassas, on behalf of the previous speaker, expressed support of the application and said there were no engineering objections to the applicant's proposal to address stormwater management based on a drainage study.

Denise Rodgers, 8627 Dellway Lane, Vienna, expressed concerns about stormwater run-off, construction noise, and compatibility with the existing development. She requested that the applicant install a fence along the property line of Cedar Crossing to prevent those residents easy access to Dunn Loring Village recreation areas and that the Park Authority contribution be used to benefit the existing communities.

Ann Gosnell, 2759 Knollside Lane, Vienna, representing the Dunn Loring Village Homeowners Association, expressed concern about the effectiveness of the proposed storm drainage system and asked who would be responsible for its maintenance. She also said that the association would be reluctant to grant access to their property and wanted reassurance that the proposed development would not have a negative affect on Dunn Loring Village properties.

There were no further speakers; therefore, Chairman Murphy called upon Mr. Sekas for rebuttal remarks.

Addressing the drainage issue, Mr. Sekas noted that water from storm drainage pipes and downspouts would be directed into the stormwater pond where the water would be detained and managed properly thus reducing the water flow to the Dunn Loring communities in half. He explained that although the applicant was willing to install a fence along the Cedar Crossings property line as desired by the Dunn Loring community, the Cedar Crossings residents did not want a fence; therefore, this matter was out of his hands.

In response to questions from Commissioner Lawrence, Ms. Lewis said that at the present time only a small portion of the application property drained towards Dunn Loring Village and that it would be further reduced by the proposed stormwater management improvements.

Mr. Sekas, in response to questions from Commissioner Lawrence, said that he would revise the proffers to include wording that the drainage system maintenance would be the responsibility of the new homeowners association and that \$3,500 would be given to Dunn Loring Village Homeowners Association for whatever use they deemed necessary.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 93-P-016, SUBJECT TO THE EXECUTION OF PROFFERS CONTAINED IN THE STAFF REPORT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hart not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE MINIMUM DISTRICT SIZE FOR PCA 93-P-016 BE WAIVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hart not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2004-PR-033, SUBJECT TO THE EXECUTION OF PROFFERS DATED MARCH 8, 2005, AS AMENDED THIS EVENING.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hart not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE MINIMUM DISTRICT SIZE FOR RZ 2004-PR-033 BE WAIVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hart not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE EASTERN AND SOUTHERN PROPERTY LINES FOR RZ 2004-PR-033 BE MODIFIED TO THAT SHOWN ON THE GDP.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hart not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENT ALONG THE EASTERN AND SOUTHERN PROPERTY LINES BE WAIVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hart not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE COMPREHENSIVE PLAN REQUIREMENT FOR A DEDICATION OF 56 FEET RIGHT-OF-WAY ALONG HILLTOP ROAD BE WAIVED IN LIEU OF A DEDICATION OF 45 FEET OF RIGHT-OF-WAY ALONG HILLTOP ROAD AS SHOWN ON THE GDP.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hart not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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SEA 87-V-106-02 - OURISMAN DODGE, INC. - Appl. under Sects. 2-904, 4-804 and 9-622 of the Zoning Ordinance to amend SE 87-V-106 previously approved for vehicle sale, rental and ancillary service establishment and to permit building addition (parking garage), reduction in land area and site modifications (to permit uses in a floodplain.) Located at 5900 Richmond Hwy. on approx. 5.16 ac. of land zoned C-8, HC and CRD. Tax Map 83-2 ((1)) 2C. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Jane Kelsey, with Jane Kelsey and Associates, Inc., reaffirmed the affidavit dated March 8, 2005. There were no disclosures by Commission members.

Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Kelsey said that the applicant had been operating at half their level of activity since they had lost parking, visibility, and easy access due to construction of the new Woodrow Wilson Bridge. She said the applicant had addressed all issues raised by staff and the community concerning landscaping and a trail by revising the SE Plat and Development Conditions. Ms. Kelsey noted that two letters had been received from neighboring businesses in support of the application. (The letters were not submitted for the record.)

In response to a question from Commissioner de la Fe, Ms. Lewis stated the language referring to outdoor lighting standards in Development Condition Number 19 was correct and the language on page 11 of the staff report was incorrect.

In response to a question from Commissioner Byers, Ms. Kelsey said there would be access to the landscaping along the fence through the first floor of the garage which could be easily maintained.

Chairman Murphy called for speakers from the audience but received no response.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SEA 87-V-106-02, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED MARCH 17, 2005.

Commissioners de la Fe, Lawrence, and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE RICHMOND HIGHWAY STREETSCAPE AND TRAIL REQUIREMENTS BE MODIFIED TO THAT SHOWN ON THE SEA PLAT.

Commissioners de la Fe and Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY BE WAIVED.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins not present for the vote; Commissioners Koch and Wilson absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THAT THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE SOUTHERN AND WESTERN PROPERTY LINES BE MODIFIED TO THAT SHOWN ON THE SEA PLAT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn, Harsel, and Hopkins not present for the vote; Commissioners Koch and Wilson absent from the meeting.

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FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP) - A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2006-2010 (with Future Fiscal Years to 2015.) COUNTYWIDE. PUBLIC HEARING.

David Jillson, Planning Division, Department of Planning and Zoning, presented the staff summary of the CIP, noting that the seven functional areas of the CIP included program elements for schools, parks, housing development, revitalization, stormwater management, neighborhood improvements, community development, public safety, court facilities, libraries, facilities management, capital renewal, human services, solid waste, sanitary sewers, water supply, and transportation and pedestrian initiatives. He said that this year's five year program contained over 275 Countymanaged projects totaling 2.09 billion dollars with schools and transportation being the largest element at 32 percent and 19 percent, respectively. Mr. Jillson said that at the direction of the Board of Supervisors, a new principle for sound capital improvement planning had been added

recommending that the CIP support the County's efforts to encourage the development of affordable and effective multi-use public facilities where feasible.

Chairman Murphy called the first listed speaker.

Jackie McCauley, 1808 Abbey Oak Drive, president of Marshall High School PTSA, said that the 2009/2010 budget included renovations for Marshall High School but requested that funds be allocated sooner. She said there were many deteriorating conditions including no hot water in any of the student bathrooms, no stalls in some of the bathrooms, and broken doors in others. (A copy of her presentation is in the date file.)

Gina Lynch, 4317 Neptune Drive, Alexandria, chairman of the Fairfax County Animal Services Advisory, said that the shelter, which handled over 7,000 animals a year, had been built in 1977 with a minor renovation in 1988 to provide additional kennels for quarantined dogs. She pointed out that since that time there had been no additional improvements although the County population had increased over 40 percent from 1988 to the present time. She noted the County had authorized an independent assessment by the Humane Society of the United States which found the facility had inadequate lighting, no area for quarantined animals, broken heating and air conditioning units, and no sprinkler system. (A copy of her remarks is in the date file.)

Chairman Murphy noted that this was the first year that the Commission had heard from a representative of the shelter and said he felt their request was worthwhile.

In response to a question from Commissioner Lawrence, Ms. Lynch said that the shelter was not in any violation that she was aware of but, due to its condition and age the Humane Society had recommended improvements.

Neal McBride, 8105 Winter Blue Court, Springfield, speaking on behalf of the South Run Coalition, expressed support for the first five years of the proposed CIP but stated the projects slated for fiscal years 2011 through 2015 in the South Run area needed to be accelerated. He commented that the Newington Forest Elementary School renewal, Silverbrook Road upgrade, and Hooes Road widening were needed as quickly as possible. (He provided a list of those projects which impacted the South Run area, a copy of which is in the date file.)

Herbert Persil, 10501 Indigo Lane, Fairfax, said that developing community education was an important component of the county's educational system and due to the increasing population of the County he recommended that funding be allotted for a West County Adult Education Center.

G. Ray Worley, 2537 Gallows Road, Dunn Loring, representing the Adult Education Committee to the School Board, expressed support for the request of \$7.5 million for the West County Adult Education Center. He stated there were 80,000 adults in Fairfax County without a high school diploma and that the growing need for adult education was not being met.

March 17, 2005

Lars Issa, address unknown, representing the Lee Boulevard Heights Citizens Association, requested that item number 38 in the Pedestrian Initiatives section of the CIP be extended to provide sidewalks to the Arlington County line. Commissioners de la Fe and Hall said they appreciated receiving this information and would try to address the problem.

Commissioner Alcorn commented that he would be reviewing past CIP projects to determine their status. He expressed concern that some of them may not be progressing fast enough and said he thought it might be a good idea to review the CIP process.

There were no further speakers, no comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lusk for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR THE CIP TO A DATE CERTAIN OF MARCH 23, 2005.

Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Lawrence, and Murphy seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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The meeting was adjourned at 11:01 p.m. Peter F. Murphy, Jr., Chairman Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Susan M. Donovan

Approved on:

Linda B. Rodeffer, Clerk to the Fairfax County Planning Commission